088.0	0001	0026.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	672,000 / 672,000
					USE VALUE:	672,000 / 672,000
					ASSESSED:	672,000 / 672,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		VISTA CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COX R DONALD & NANCY
Owner 2:	
Owner 3:	
Street 1:	8 VISTA CIRCLE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	JOHANSSON RALPH A & DORIS -
Owner 2:	TRUSTEES/R & D REALTY TRUST -
Street 1:	8 VISTA CIRCLE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .188 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Wood Shingle Exterior and 1611 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8170.000	206,400		465,600	672,000
Total Card	0.188	206,400		465,600	672,000
Total Parcel	0.188	206,400		465,600	672,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.13 /Parcel: 417.13

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 55674

GIS Ref

GIS Ref

Insp Date 09/19/18

!7145!

PREVIOUS ASSESSMENT

Parcel ID 088.0-0001-0026.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	206,400	0	8,170.	465,600	672,000		Year end	12/23/2021
2021	101	FV	199,700	0	8,170.	465,600	665,300		Year End Roll	12/10/2020
2020	101	FV	200,000	0	8,170.	465,600	665,600	665,600	Year End Roll	12/18/2019
2019	101	FV	166,700	0	8,170.	472,200	638,900	638,900	Year End Roll	1/3/2019
2018	101	FV	163,700	0	8,170.	352,500	516,200	516,200	Year End Roll	12/20/2017
2017	101	FV	163,700	0	8,170.	319,200	482,900	482,900	Year End Roll	1/3/2017
2016	101	FV	163,700	0	8,170.	305,900	469,600	469,600	Year End	1/4/2016
2015	101	FV	154,100	0	8,170.	259,400	413,500	413,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:06:02

LAST REV

Date	Time
10/01/18	14:11:27

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7145

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHANSSON RALPH	50004-554		8/27/2007		395,000	No	No		
JOHANSSON RALPH	26893-6		12/10/1996		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/1/2015	1844	Manual	3,253					
1/11/2007	23	Re-Roof	5,990	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/19/2018	Meas/Inspect	CC	Chris C
12/8/2008	Meas/Inspect	336	PATRIOT
12/3/2008	MLS	MM	Mary M
3/10/2000	Inspected	264	PATRIOT
1/19/2000	Measured	277	PATRIOT
8/4/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	55674
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8170		Sq. Ft.	Site		0	70.	0.81	5									465,572						465,600	

Total AC/HA:	0.18756	Total SF/SM:	8170	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	465,572	Spl Credit		Total:	465,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C- - Average. (-)		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.30176902
Const Adj.:	0.96530050
Adj $ / SQ:	138.226
Other Features:	77517
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	280487
Depreciation:	74049
Depreciated Total:	206438

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 4 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

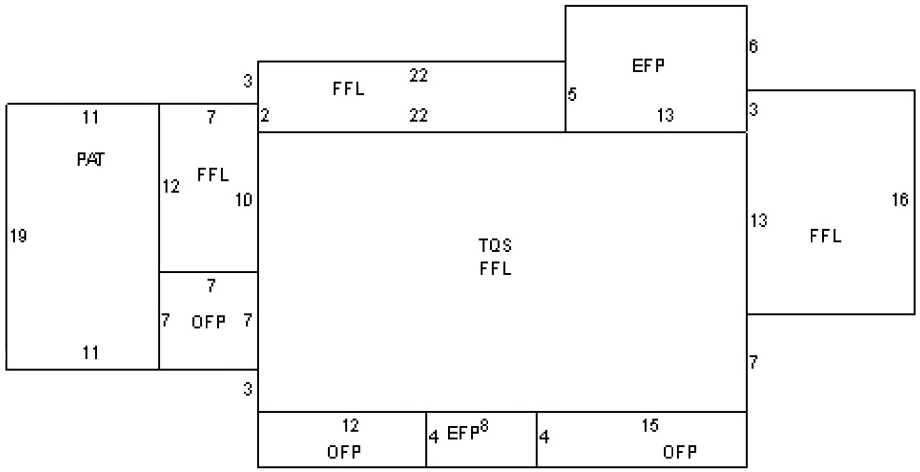
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	124.40
Special Features:	0	Val/Su Net:	97.08
Final Total:	206400	Val/Su SzAd	128.12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,086	138.230	150,113
TQS	3/4 Story	525	138.230	72,569
PAT	Patio	209	3.900	816
OFP	Open Porch	157	26.070	4,093
EFP	Enclos Porch	149	43.920	6,544

Net Sketched Area: 2,126 | Total: 234,135

Size Ad 1611 | Gross Area 2301 | FinArea 1611

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

PARCEL ID

088.0-0001-0026.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X4	A	AV	1999	0.00	T	16	101						
2	Frame Shed	D	Y	1	12X8	A	AV	1925	0.00	T	40	101						

More: N | Total Yard Items: | Total Special Featues: | Total: